KCG KELLY, COLLINS & GENTRY, INC.

ENGINEERING / PLANNING

December 11, 2015

City of Maitland
Community Development
1776 Independence Lane
Maitland, FL 32751

Re: Dwell at Maitland

To Whom It May Concern:

With regards to your email requesting additional information on Dwell at Maitland, we are pleased to offer you the following responses:

Deficiencies Comments:

1. FEES. (Payment required upon application submission).
   The application fees are as follows:
   Nonresidential: $750 + $50 per acre. Application fees are $913.50 and the deposit is $5,000.00, which equals $5,913.50. The check submitted was in the amount of $6,560.00, please advise if you would like to issue new check or use the difference towards advertising.
   Response: Please use fee difference toward advertising costs.

2. All plan sets shall be submitted in sets of twenty-two (22) copies, with 12 full-size and 10 half-sheet sets. For supplemental materials such as soils borings and stormwater calculations, four sets shall be submitted. All other supplemental information shall be submitted in sets of twenty-two (22). (A CD of all application materials is requested in conjunction with the application submittal.)
   (a) Completed application form. A completed application form for Planned Development, with the name, address and telephone number of applicant(s), property owner(s), and agent(s), statement indicating the request, and appropriate signatures. If ownership of any part of or all of the real property subject to the petition shall change during the pendency of the petition, the petitioning owner who has conveyed such parcel of real property shall be required to immediately advise the Community Development Department in writing. Any intent to amend or withdraw application must be submitted in writing to the Community Development Department. Fire flow acceptance box must be completed; we received the calculations and will forward the information to the Fire Marshall for review when the information block is completed.
   Response: See attached plan sets and supplemental materials. Revised Page 6 of the PD application is also attached noting the missing Fire Flow information.

1700 NORTH ORANGE AVENUE, SUITE 400, ORLANDO, FLORIDA 32804
407/ 898-7858, FAX: 407/ 898-1488

a. Required yard and setback information; The building setback information in site plan is not consistent with site data table. In addition, please include all property dimensions on plans as well as a/c equipment location.
Response: Building setback information on sheet C-2.0 has been corrected to match Site Data table on sheet C-1.0.

b. Required off-street parking detail (number and location), loading areas, service and refuse areas; Please provide information on dumpster location along with the detailed solid waste and recycling plan pursuant to the pre-application comments from June 4, 2015.
Response: Solid Waste and Recycling Plan, sheet C-7.0 has been included to provide details on the trash and recycling room, internal to the proposed building.

c. Indicate accessible parking, including details, location and accessible route to building with elevations; Please provide accessible rout to building with elevations.
Response: Accessible parking, and accessible route denoted at the northwest building entrance on sheet C-3.0, of the revised Site Construction Plans.

d. Any proposed streets, alleys and access easements and any connections to adjacent property(ies).
Response: No access easements proposed. Pavement connections to existing and adjacent properties are called out on Sheet C-2.0, of the revised Site Construction Plans.

e. Demonstrate internal traffic circulation patterns.
Response: Traffic circulation patterns denoted with arrows on Sheet C-2.0, of the revised Site Construction Plans.

f. Open space (provide total for open space).
Response: Open Space table provided on the Cover Sheet, C-1.0, of the revised Site Construction Plans.

g. Permeable surface area (describe and provide total in text form as well); Appears to be typo in the site data table may want to double check 25-foot dimension noted.
Response: Note added to the Cover Sheet, C-1.0, which explains the Permeable Surface Areas calculated as grass and landscaped areas only. 25′ dimension has been deleted.

h. Width, pavement type and laneage of all existing, proposed, and all adjacent rights-of-way.

Response: Existing laneage and width of rights of way for Summit Park Drive and Maitland Summit Boulevard have been added to Sheet C-2.0, of the revised Site Construction Plans.

i. Indicate whether the proposed development is a gated Community.
Response: Proposed development will not be gated. Note added to Cover Sheet, C-1.0, under the General Site Data Table.

3. Landscape Plan. The landscape plan shall be drawn at a noted scale of at least 1"=30', signed and sealed by a Landscape Architect.

   a. Location, height, and material for walls, fences, walkways, and other manmade landscape features.
   Response: No walls, fences, walkways (other than sidewalks), or other features proposed. Sidewalk details provided on sheet C-5.0.

4. Building elevations for all sides including structural heights, and proposed building materials listed as well as color renderings. Please provide building elevations for all sides with height noted to scale from finished grade. Additionally, provide building materials list.
Response: Building elevations with structure heights, building materials, and color renderings provided. See attached.

5. Level of service data and analysis illustrating that all adopted levels of service affecting the property are met or, if any service levels are not met, schedule of improvements which will be provided to ensure that all service levels are met; and, a detailed analysis of parking requirements, including time of use and function, to support request. Data shall include, but not be limited to, traffic, storm water drainage, water, sewer, and parks and be in a format acceptable to the Community Development Director. Include the attached Water/Sewer Level of Service Analysis signed and sealed by an engineer. Please provide stormwater calculations.
Response: Level of service data and analysis provided in the attached Fire Flow Hydraulic Calculations, Traffic Impact Analysis, and Stormwater Calculations.

6. Signs and lighting (existing and proposed locations, elevations and typical sections) if any, for applicable phase. Provide height and overall square footage for each sign proposed; provide elevations, type, height, location and illumination data for lighting proposed. Please provide locations and details for proposed signage.
Response: Proposed sign locations, elevations, and details provided on sheet L.01 of the revised Site Construction Plans.

7. Documents for recording. Provide information on all covenants, grants of rights-of-way, easements, dedications or other restrictions and legal instruments for the

management of common areas and other facilities, to be imposed on the use of the land, buildings, and structures including proposed easements for public and private utilities.
Response: There are no proposed documents to record.

8. Construction details. Typical sections showing street type and width, curb and gutter, sidewalks, stormwater drainage and designs of any proposed fences, walls and entrance structures to be maintained by property owner.
Response: Curbing, Sidewalks, and Drainage Details are provided on sheet C-5.0. No streets, fences, walls or entrance structures proposed.

9. Tables.

   a. Table specifying each residential use by type, acreage, maximum density (include gross, proposed unit size(s) and height.
   Response: Tables provided on the Cover, Sheet C-1.0. Building Summary table expanded to include living area per unit, and total living area of the building.

   b. Table indicating the use, height, size, square footage, and lot coverage.
   Response: Table provided on the Cover, Sheet C-1.0.

Should you have any questions, please do not hesitate to call.

Sincerely,
KELLY, COLLINS & GENTRY, INC.

Garth R. Ritter, P.E.
Project Manager

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